



Local Code Adoption of the Latest Edition of the California Building Standards Code

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OVERVIEW

ACCESS TO INFORMATION

- Copy of the proposed amendments, reasons for the changes, and the findings can be found on the Department of Development Services' website at:

<http://www.longbeach.gov/lbds/building/plan-review-services-dev/code/>

OVERVIEW

LONG BEACH MUNICIPAL CODE (LBMC)

- LBMC Title 14 Streets and Sidewalks
- LBMC Title 18 Long Beach Building Standards Code
- Amendments are proposed by the Department of Public Works and Building and Safety Bureau
- Total of 30 proposed code amendments
- Administrative change to reference the 2019 Edition

PROPOSED AMENDMENTS

CHAPTER 14.44 TEMPORARY FENCING AND GRAPHIC SCREENING

- Administrative change to add this chapter that is intended to codify a policy that has been in place since 2017
- Temporary fencing requirements include graphics and images representative of the City for terms longer than 6 months

(see attachment document pg. 3)

PROPOSED AMENDMENTS

CHAPTER 14.48 ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY

- Administrative change to add Chapter 14.48 in lieu of using Chapter 32 of the CBC
- Chapter 32 of the CBC does not reflect the City's standards for encroachments into the right-of-way
- Allows projections of one inch into right of way, for every 1 inch above 8 feet in height, to maximum of 4 feet projection at 12 feet height

(see attachment document pg. 5)

PROPOSED AMENDMENTS

CHAPTER 18.73 FLOOD RESISTANT DESIGN AND CONSTRUCTION

- Administrative change to delete Chapter 18.73 and replace with Appendix G of the latest CBC
- More current and updated FEMA standards
- Consistent with flood regulations already reflected in the CBC, CRC and ASCE 24

(see attachment document pg. 8)

PROPOSED AMENDMENTS

SUBSECTION 18.03.020.B APPLICATIONS AND PERMITS

- Administrative change to reference to the State's flood resistant design and construction regulation
- Clarifies that applications and permits are subject to those regulations

(see attachment document pg. 19)

PROPOSED AMENDMENTS

SUBSECTION 18.03.050.A CODE MODIFICATION – GENERAL

- Administrative change to reference to the State's flood resistant design and construction regulation
- The granting of any modifications in the flood hazard area must include additional determination and justification

(see attachment document pg. 20)

PROPOSED AMENDMENTS

SUBSECTION 18.05.030.A FLOOD HAZARD DOCUMENTATIONS

- Administrative change to reference to the State's flood resistant design and construction regulation
- Delete reference to Chapter 18.73

(see attachment document pg. 22)

PROPOSED AMENDMENTS

SUBSECTION 18.06.010.A BUILDING PERMIT FEES

- Administrative change to reference to the State's flood resistant design and construction regulation
- Does not change fees

(see attachment document pg. 23)

PROPOSED AMENDMENTS

SUBSECTION 18.06.020.A BUILDINGS AND STRUCTURES PLANS EXAMINATION FEES

- Administrative change to reference to the State's flood resistant design and construction regulation
- Does not change fees

(see attachment document pg. 25)

PROPOSED AMENDMENTS

SUBSECTION 18.07.050.A INSPECTION – BUILDINGS

- Administrative change to reference to the State's flood resistant design and construction regulation
- Clarifies when flood hazard documentations are required during the inspection process

(see attachment document pg. 27)

PROPOSED AMENDMENTS

SECTION 18.40.010 ADOPTION – CALIFORNIA BUILDING CODE

- Administrative change to reflect certain non-mandatory articles, chapters, and/or appendices as part of the adoption
- Revise previous proposal to include reference to adopt CBC Appendix G for flood resistant design and construction

(see attachment document pg. 29)

PROPOSED AMENDMENTS

SECTION 18.40.620 AMEND CBC SECTION G101.3 FLOOD HAZARD SCOPE

- Administrative change to reference to the State's flood resistant design and construction regulation
- Reference LBMC in lieu of the State's model language on building work exemption

(see attachment document pg. 30)

PROPOSED AMENDMENTS

SECTION 18.40.630 AMEND CBC SECTION G101.4 FLOOD HAZARD VIOLATION

- Administrative change to reference to the State's flood resistant design and construction regulation
- Reference LBMC in lieu of the State's model language on violation

(see attachment document pg. 31)

PROPOSED AMENDMENTS

SECTION 18.40.640 ADD CBC SECTION G101.5 FLOOD HAZARD DISCLAIMER OF LIABILITY

- Administrative change to reference to the State's flood resistant design and construction regulation
- Add language to reflect disclaimer of liability as a carryover from Chapter 18.73

(see attachment document pg. 32)

PROPOSED AMENDMENTS

SECTION 18.40.650 ADD CBC SECTION G101.6 FLOOD HAZARD DESIGNATION OF LOCAL ADMINISTRATOR

- Administrative change to reference to the State's flood resistant design and construction regulation
- Add language to clarify role of Building Official and City Engineer as a carryover from Chapter 18.73

(see attachment document pg. 33)

PROPOSED AMENDMENTS

SECTION 18.40.660 AMEND CBC SECTION G102.1 FLOOD HAZARD GENERAL

- Administrative change to reference to the State's flood resistant design and construction regulation
- Reference LBMC in lieu of the State's model language on building work exemption

(see attachment document pg. 34)

PROPOSED AMENDMENTS

SECTION 18.40.670 AMEND CBC SECTION G102.2 FLOOD HAZARD ESTABLISHMENT

- Administrative change to reference to the State's flood resistant design and construction regulation
- Add language to reference flood study conducted in July 6, 1988 as a carryover from Chapter 18.73

(see attachment document pg. 35)

PROPOSED AMENDMENTS

SECTION 18.40.680 ADD CBC SECTION G102.3 FLOOD HAZARD INTERPRETATION OF FIRM BOUNDARIES

- Administrative change to reference to the State's flood resistant design and construction regulation
- Clarifies that City Engineer is responsible for making interpretation on FIRM boundaries

(see attachment document pg. 36)

PROPOSED AMENDMENTS

SECTION 18.40.690 AMEND CBC SECTION G103.3 FLOOD HAZARD DETERMINATION OF DESIGN FLOOD ELEVATION

- Administrative change to reference to the State's flood resistant design and construction regulation
- Clarifies that City Engineer is responsible for reviewing studies on flood elevation

(see attachment document pg. 37)

PROPOSED AMENDMENTS

SECTION 18.40.700 AMEND CBC SECTION G103.5 FLOOD HAZARD FLOODWAY ENCROACHMENT

- Administrative change to reference to the State's flood resistant design and construction regulation
- Clarifies that City Engineer is responsible for reviewing data on floodway encroachment

(see attachment document pg. 38)

PROPOSED AMENDMENTS

SECTION 18.40.710 AMEND CBC SECTION G103.6 AND G103.6.1 FLOOD HAZARD WATERCOURSE ALTERATION & ENGINEERING

- Administrative change to reference to the State's flood resistant design and construction regulation
- Clarifies that City Engineer is responsible for notifying FEMA and related agencies as well as reviewing engineering analysis on watercourse alteration

(see attachment document pg. 39)

PROPOSED AMENDMENTS

SECTION 18.40.720 AMEND CBC SECTION G103.7 FLOOD HAZARD ALTERATIONS IN COASTAL AREAS

- Administrative change to reference to the State's flood resistant design and construction regulation
- Clarifies that City Engineer is responsible for reviewing engineering analysis on alterations in coastal areas

(see attachment document pg. 40)

PROPOSED AMENDMENTS

SECTION 18.40.730 AMEND CBC SECTION G104.4 FLOOD HAZARD EXPIRATION

- Administrative change to reference to the State's flood resistant design and construction regulation
- Reference LBMC in lieu of the State's model language on permit expiration

(see attachment document pg. 41)

PROPOSED AMENDMENTS

SECTION 18.40.740 AMEND CBC SECTION G105.1 FLOOD HAZARD GENERAL VARIANCE

- Administrative change to reference to the State's flood resistant design and construction regulation
- Clarify that the appeal body to review request for variance will be with BEAC and CC

(see attachment document pg. 42)

PROPOSED AMENDMENTS

SECTION 18.40.750 AMEND CBC SECTION G105.2 FLOOD HAZARD RECORDS

- Administrative change to reference to the State's flood resistant design and construction regulation
- Clarify that Building Official will maintain record of variance while City Engineer will report such record to FEMA

(see attachment document pg. 43)

PROPOSED AMENDMENTS

SECTION 18.40.760 AMEND CBC SECTION G105.7 FLOOD HAZARD CONDITIONS FOR ISSUANCE

- Administrative change to reference to the State's flood resistant design and construction regulation
- Reference LBMC in lieu of the State's model language on notification and LA County Recorder for recordation

(see attachment document pg. 44)

PROPOSED AMENDMENTS

SECTION 18.40.770 AMEND CBC SECTION G201.1 FLOOD HAZARD GENERAL DEFINITIONS

- Administrative change to reference to the State's flood resistant design and construction regulation
- Reference LBMC in lieu of the State's model language on definitions

(see attachment document pg. 45)

PROPOSED AMENDMENTS

SECTION 18.40.580 AMEND CBC SECTION 202 INTERMODAL SHIPPING CONTAINERS

- Administrative change to address CC's Recommendation 3.10 regarding use of shipping containers
- Proposed amendments based on 2021 IBC
- Add definition to define intermodal shipping container

(see attachment document pg. 46)

PROPOSED AMENDMENTS

SECTION 18.40.590 AMEND CBC SECTION 3101.1 INTERMODAL SHIPPING CONTAINERS

- Administrative change to address CC's Recommendation 3.10 regarding use of shipping containers
- Proposed amendments based on 2021 IBC
- Insert language to reference the use of shipping containers

(see attachment document pg. 47)

PROPOSED AMENDMENTS

SECTION 18.40.600 ADD CBC SECTION 3114 INTERMODAL SHIPPING CONTAINERS

- Administrative change to address CC's Recommendation 3.10 regarding use of shipping containers
- Proposed amendments based on 2021 IBC
- Address structural designs specific to shipping containers

(see attachment document pg. 48)

PROPOSED AMENDMENTS

SECTION 18.40.610 AMEND CBC CHAPTER 35 INTERMODAL SHIPPING CONTAINERS

- Administrative change to address CC's Recommendation 3.10 regarding use of shipping containers
- Proposed amendments based on 2021 IBC
- Add reference standards specific to shipping containers

(see attachment document pg. 56)

NEXT STEPS

BOARD OF EXAMINERS, APPEALS AND CONDEMNATIONS (BEAC)

- Respond to and/or incorporate comments by BEAC and members of the public
- Continue public hearings at the next September 30th meetings to discuss proposed code amendments
- Request BEAC vote to support the proposed amendments and forward to the City Council for their consideration

NEXT STEPS

CITY ATTORNEY'S OFFICE (CAO)

- Submit a draft code adoption package consisting of an ordinance, a resolution and a staff report to the CAO during the early month of October 2019
- The CAO will prepare the official ordinances and resolution, including any necessary CEQA Negative Declaration, as appropriate
- Pursue as an emergency ordinance, if needed

NEXT STEPS

CITY COUNCIL (CC)

- Schedule hearing with the CC for 1st reading on November 19, 2019
- Submit CC approved ordinances and resolution to the California Building Standards Commission for final approval during the month of December 2019
- Implement the adopted codes starting January 1, 2020

CONCLUSION

- Open for question/discussion from the BEAC members
- Open for question/discussion from the public members



Thank you

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